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# **SHERIFF**

## **KING COUNTY**

### **IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**

THE WEDGEWOOD ASSOCIATION OF  
APARTMENT OWNERS

vs.

UNKNOWN HEIRS AND DEVISEES OF  
GERALDINE M. MOULTON, DECEASED;  
THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS CWALT,  
INC., ALTERNATIVE LOAN TRUST 2006-  
6CB, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-6CB;  
WASHINGTON STATE DEPARTMENT OF  
SOCIAL AND HEALTH SERVICES

### **SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 15-2-11081-1 KNT

JUDGMENT RENDERED ON 8/20/2015  
AMENDED ORDER OF SALE ISSUED: 2/19/2016  
DATE OF LEVY: 3/21/2016

TO: UNKNOWN HEIRS AND DEVISEES OF GERALDINE M. MOULTON, DECEASED (IN REM),  
JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**3425 SOUTH 176TH STREET, #275, SEATAC, WA 98188**

UNIT 275, BLDG 15, THE WEDGEWOOD, A CONDOMINIUM RECORDED IN VOLUME 29 OF  
CONDOMINIUM, PAGES 18 THROUGH 37, INCLUSIVE AND AMENDED IN VOLUME 46 OF  
CONDOMINIUMS, PAGES 76 THROUGH 78, INCLUSIVE, ACCORDING TO THE DECLARATION  
THEREOF, RECORDED UNDER KING COUNTY RECORDING NUMBER 7902270987, AND ANY  
AMENDMENTS THERETO. ASSESSOR'S PROPERTY TAX OR ACCOUNT NUMBER: 921070-1350

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: MAY 13, 2016**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$12,102.42** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on MAY 13, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON MAY 13, 2017**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
OSERAN HAHN, P.S.  
10900 NE FOURTH STREET  
STE 1430  
BELLEVUE, WA 98004  
(425) 455-3900